

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
6th DIVISION**

SIGNATURE BANK OF ARKANSAS

PETITIONER

VS.

Case No. CV 2013-445-6

**JOHN J. RYAN a/k/a JOHN J. RYAN III
a/k/a JOHN J. RYAN 3RD;
PAULA JANE RYAN;
W & J DEVELOPMENT, LLC;
M & J DEVELOPMENT, LLC;
PAULA JANE RYAN AS TRUSTEE OF THE
THE PAULA JANE MORGAN RYAN TRUST
A TRUST;
ILUMINIZE, LLC;
STATE OF ARKANSAS, DEPARTMENT OF
FINANCE AND ADMINISTRATION;
BENTON COUNTY TAX COLLECTOR**

FILED
2014 DEC 10 PM 12 02
BRENDA DESHIELDS
CLERK & RECORDER
BENTON COUNTY, AR

RESPONDENTS

NOTICE OF SALE

Notice is hereby given that the undersigned commissioner appointed by the Circuit Court of Benton County, Arkansas in cause No. CV 2013-445-6 will offer for public sale the following described lands lying in Benton County, Arkansas, to wit:

A TRACT OF LAND AS DESCRIBED IN WARRANTY DEED FILED FOR RECORD IN BOOK 357 AT PAGE 421, SAID TRACT BEING PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, AND PART OF THE NORTH 125 FEET OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 30; THENCE SOUTH 00° 13' 05" EAST 818.78 FEET ALONG THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF SECTION 30 TO A SET IRON PIN; THENCE SOUTH 89° 46' 08" WEST 203.78 FEET TO A FOUND PINCHED IRON PIPE; THENCE SOUTH 00° 32'

03" WEST 625.41 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTH RAINBOW ROAD (60' RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89° 23' 46" WEST 1,092.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF RAINBOW ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF RAINBOW ROAD (60' RIGHT-OF-WAY) NORTH 00° 05' 30" EAST 1,476.81 FEET TO THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 30; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF RAINBOW ROAD AND ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 30, SOUTH 89° 06' 06" EAST 1,296.35 FEET TO THE POINT OF BEGINNING.

AND

PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼, RUN THENCE WEST 20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 125 FEET; THENCE WEST 178 FEET; THENCE NORTH 266 FEET; THENCE EAST 178 FEET; THENCE SOUTH 141 FEET TO THE POINT OF BEGINNING.

AND

LOT 130B, OF SPLIT OF LOT 130, CHAMPIONS GOLF & COUNTRY CLUB, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 19 AT PAGE 188. FORMERLY KNOWN AS, LOT 130B-1 OF THE LOT LINE ADJUSTMENT FROM LOTS 130A-1 AND 127A-1, CHAMPIONS GOLF & COUNTRY CLUB, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2002 AT PAGE 26.

AND

LOT 130A, OF SPLIT OF LOT 130, CHAMPIONS GOLF & COUNTRY CLUB, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 19 AT PAGE 188. FORMERLY KNOWN AS, LOT 130A OF THE LOT LINE ADJUSTMENT FROM LOTS 130A-1 AND 127A-1, CHAMPIONS GOLF & COUNTRY CLUB, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2002 AT PAGE 26.

AND

LOTS 85, 86 AND 87, TANGLEWOOD 4TH ADDITION, A SUBDIVISION TO THE CITY OF ROGERS, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK D, AT PAGE 59, PLAT RECORDS OF BENTON COUNTY, ARKANSAS.

AND

LOT 164 OF PARK CENTRAL PUD PHASE 1 TO THE CITY OF LOWELL, BENTON COUNTY, ARKANSAS, AS SHOWN IN REVISED FINAL PLAT FILED IN PLAT BOOK 2006 AT PAGE 1123-1126.

ALSO KNOWN AS:

LOT 164 OF PARK CENTRAL PUD PHASE 1 TO THE CITY OF LOWELL, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2006 AT PAGE 322.

AND

A PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING SOUTH $89^{\circ} 43' 44''$ EAST, 526.89 FEET FROM THE SW CORNER OF SAID SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$; THENCE SOUTH $89^{\circ} 43' 44''$ EAST, 463.11 FEET; THENCE NORTH $00^{\circ} 25' 07''$ WEST 470.32 FEET; THENCE NORTH $89^{\circ} 43' 44''$ WEST, 463.11 FEET; THENCE SOUTH $00^{\circ} 25' 07''$ EAST, 470.32 FEET TO THE POINT OF BEGINNING.

AND

PART OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, ALL IN SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE SE CORNER OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE SOUTH 125 FEET; THENCE WEST 198 FEET; THENCE NORTH 652 FEET; THENCE EAST 198 FEET; THENCE SOUTH 527 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: COMMENCING AT THE SE CORNER OF THE SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE WEST 20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 125 FEET; THENCE WEST 178 FEET; THENCE NORTH 266 FEET; THENCE EAST 178 FEET; THENCE SOUTH 141 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

A PART OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING AT THE SE CORNER OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THENCE SOUTH 125 FEET; THENCE WEST 198 FEET; THENCE NORTH 652 FEET; THENCE EAST 198 FEET; THENCE SOUTH 527 FEET TO THE POINT OF BEGINNING. EXCEPT: PART OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING AT THE SE CORNER OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE WEST 20 FEET FOR THE POINT OF BEGINNING: THENCE SOUTH 125 FEET; THENCE WEST 178 FEET; THENCE NORTH 266 FEET; THENCE EAST 178 FEET; THENCE SOUTH 141 FEET TO THE POINT OF BEGINNING.

AND

LOTS 162 AND 163 OF PARK CENTRAL PUD PHASE 1 TO THE CITY OF LOWELL, BENTON COUNTY, ARKANSAS, AS SHOWN IN REVISED FINAL PLAT FILED IN PLAT BOOK 2006 AT PAGE 11123-1126.

ALSO KNOWN AS:

LOTS 162 AND 163, PARK CENTRAL PUD PHASE 1, TO THE CITY OF LOWELL, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2006 AT PAGE 322.

AND

127A-2, CHAMPIONS GOLF AND COUNTRY CLUB, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2002 AT PAGE 26, BEING A PART OF LOT 127A-1 OF THE LOT LINE ADJUSTMENT FILED AS PLAT BOOK P3 AT PAGE 278. THE PROPERTY IS LOCATED IN BENTON COUNTY AT 3 LACOSTE COURT, ROGERS, ARKANSAS 72758.

AND

LOT 148, CHAMPIONS GOLF & COUNTRY CLUB, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "14" AT PAGE 290. THE PROPERTY IS LOCATED IN BENTON COUNTY AT LOT 148 WIMBLEDON WAY, ROGERS, ARKANSAS 72758.

Such sale will be held on the second floor lobby, outside of Room 203 of the Benton County Courthouse in Bentonville, Arkansas, on January 5, 2015, at 9:30 a.m.

Sale will be to the highest bidder for cash in hand in the amount of the purchase price or on a credit of three months. All bidders must be pre-qualified subject to Petitioner's and Commissioner's approval. Prior to the commencement of the sale, all cash buyers must present a certified cashier's check in the full amount of his/her/its bid, and all other bidders must present a letter of credit from a reputable lending institution subject to the approval of Petitioner and Commissioner. Bidders requiring financing must pay a deposit of 10% of the purchase price in cash or certified funds to the Commissioner at the time of sale and execute a proper bond, with security to be approved by the Petitioner, for payment of the balance of the purchase price payable together with interest at 10% per annum from date of sale until paid, with a lien being retained on the premises sold to secure the payment of the purchase money. The 10% deposit is nonrefundable and will be forfeited in the event the successful bidder fails to complete the purchase. The property will be sold subject to any real property taxes or assessments due on the property, and filing fees and

costs of sale (including, but not limited to publication costs and commissioner's fees) shall be paid
by the purchaser at said sale.

Blenda Ashfield
Commissioner

Date: Dec. 10, 2014